

MAN CAMPS

TX Modular Program



“MAN CAMPS”

- There are no exemptions under the TX Industrialized Housing and Buildings (IHB) law and rules for “MAN CAMPS” otherwise known as transient housing
 - Unless the buildings fall under the exemptions in Chapter 1202 of the Occupations Code as described in the following slides
- Man Camps may include any of the following components
 - Houses, duplexes, town houses, and apartments
 - Dorms
 - Other types of transient housing such as motels
 - Dining facilities
 - Recreational facilities
 - Laundry facilities
 - Connecting corridors
 - Other miscellaneous types of buildings

Industrialized Housing - IRC

- One- and two-family dwellings designed for the occupancy of one or more families
- Must be installed on a permanent foundation system
 - A permanent foundation system for industrialized housing or buildings is one that is designed to meet the applicable building codes as set forth in the TX IHB rules
- If a dwelling (single-family, duplex, or townhouse) is designed to meet the IRC and is labeled under the IHB program, then it must be installed on a permanent foundation
 - A dwelling that is not designed to be installed on a permanent foundation system cannot be labeled under the Texas IHB program – may need to comply with HUD-Code Manufactured Housing requirements. For more information contact TX Dept. of Housing & Community Affairs, Manufactured Housing Division at (800) 500-7074 or (512) 475-2200.

Industrialized Housing – IBC

- Multi-family dwellings such as apartments
- Must be installed on a permanent foundation system
- If an apartment building is designed to meet the IBC and is labeled under the IHB program, then it must be installed on a permanent foundation
- Not designed to be installed on a permanent foundation, then cannot be labeled under the program

Industrialized Buildings

- Industrialized buildings are defined as commercial buildings under the TX IHB statute and rules
 - A commercial structure is defined in the IHB rules as a building classified by the mandatory building codes for occupancy groups other than residential for one or more families
- Housing not designed for the occupancy of one or more families would be considered an industrialized building and would not have to be installed on a permanent foundation system
- This type of housing would be designed to meet the IBC, not the IRC

Industrialized Building Exemptions

- Any building that exceeds 3 stories or 49 feet in height
 - Cannot be labeled under the TX IHB program
- A building that is designed for installation on a temporary foundation system and that is less than 1,500 square feet in size is exempt from the statute
 - Temporary foundation system typically consists of tie downs and anchors consistent with the foundation systems employed for manufactured housing
 - < 1,500 square feet is the total building size, not the size of each module in the building
 - Does not apply to school buildings or churches – these occupancy types must always be labeled under the program
- Exemption for not open to the public is not applicable to man camps – employees are part of the public

Modular buildings less than 1,500 square feet

- Cities do not have to allow the installation of unlabeled buildings within their jurisdictions
- Many of these buildings have been labeled under the TX IHB program because the cities are required to accept them if they bear a certification label
 - Buildings that bear TX IHB certification labels are required to comply with all requirements of the IHB law and rules
 - Buildings that bear TX IHB certification labels are required to comply with all applicable requirements of the mandatory building codes

Modular building that is 1,500 square feet or larger in size

- Again, this is the building size, not the module size
- These buildings fall under the TX IHB law regardless of the type of foundation system
 - **EXCEPTION: Buildings that are over 3 stories or 49 feet in height**

Permanent Modular Buildings

- All modular commercial buildings that are designed to be placed on a permanent foundation system fall under the TX IHB program unless they meet the height exemptions

Housing and Buildings Labeled Under the TX IHB Program

- Requirements of the IHB law and rules and mandatory building codes apply to all that are labeled under the program
- Manufacturers cannot release labeled housing or buildings to anyone who is not registered as an industrialized builder or who has not obtained an installation permit from TDLR
 - An industrialized builder is the retailer and/or installer of the labeled housing or buildings
 - An installation permit can only be obtained by the owner of the house or building
 - Owner may be an individual or a company
 - Must be the end user of the house or building

INSPECTIONS

- Types of Inspections
 - **Certification Inspections – Manufacturers**
 - Performed by TDLR personnel aided by TX approved third parties
 - Any manufacturer that wishes to construct labeled housing or buildings for TX must be certified
 - **In-Plant Inspections – Manufacturers**
 - Performed by TX approved third party inspectors after the manufacturer is certified
 - **Site Inspections – Industrialized Builders/Installation Permit Holders**
 - Inspection of the foundation and installation of industrialized housing and buildings
 - Performed by municipality if located inside their jurisdiction
 - Performed by Council approved inspectors if located outside of a municipality or within a municipality with no inspection department

Site Inspections of Labeled Housing & Buildings

Outside the jurisdiction of a municipality or inside municipality with no inspection department -- Reference Rule §70.73 and the site inspection procedures

- When required:
 1. For 1st installation of all industrialized housing
 2. For 1st installation of all industrialized buildings installed on a permanent foundation system. Exception: see #2 under “When not required.”
 3. For all industrialized buildings that are also school buildings or buildings used for religious worship
- When not required:
 1. For installation of portable buildings that are not also school buildings or buildings used for religious worship
 2. For installation of typically unoccupied industrialized buildings, such as communication equipment shelters, provided that the building is not classified as a hazardous occupancy
- The foundation and installation of the industrialized building is required to comply with the mandatory building codes adopted under the TX IHB program even if a site inspection is not required
- Site inspections are performed by Council approved inspectors – a list of inspectors is available on our website

Accessibility

Regulated by TDLR

- Man camps and other transient lodging facilities are not exempt from the Texas Accessibility Standards (TAS)
 - The 2012 TAS can be downloaded from the TDLR website at <http://www.license.state.tx.us/ab/ab.htm>
 - You may contact the “Elimination of Architectural Barriers” (AB) section of TDLR for technical questions at (512) 463-6599 or (800) 803-9202 (Toll free in TX) or by email at techinfo@license.state.tx.us

Boilers/Water Heaters

Regulated by TDLR

- Modular projects involving man camps or transient lodging may be utilizing water heating systems that meet the definition of a boiler as defined in the Texas Boiler Law.
- If so, then these water heating boilers are required to comply with the state registration, inspection, and certification requirements.
 - **Beyond the scope of the Texas Industrialized Housing and Buildings Program**
 - IHB reviews and inspections will look at code compliance in accordance with mandatory building codes but additional inspections and reviews are required in accordance with the TX Boiler Program
 - **Administered under the Texas Boiler Program.**

Texas Boiler Law

Chapter 755, Health and Safety Code

- Includes all types of boilers that are used in commercial and public facilities that produce steam (either low or high pressure), hot water heating for use in comfort air heating systems, and hot water supply for use in domestic water systems (such as showers, sinks, pools, or for miscellaneous use), which includes potable hot water heater type boilers.

Boilers Used for Hot Water Supply/Potable Hot Water Supply

- Two (2) categories
 - A hot water supply boiler means a boiler designed for operation at a pressure not exceeding 160 psig or temperatures not exceeding 250 degrees Fahrenheit at or near the boiler outlet if the boiler's:
 - a. Heat input exceeds 200,000 BUT's per hour (58.6 kw);
 - b. Water temperature exceeds 210 degrees Fahrenheit; or
 - c. Nominal water-containing capacity exceeds 120 gallons.
 - A potable water heater means a boiler designed for operation at pressures not exceeding 160 psig and water temperatures not exceeding 210 degrees Fahrenheit if the boiler's:
 - a. heat input exceeds 200,000 BTUs per hour (58.6 kw); or
 - b. nominal water-containing capacity exceeds 120 gallons.

Boiler Information

- If you have questions about what is covered or what is required, contact the Boiler section of TDLR at (512) 539-5716 or by email at boilers@license.state.tx.us
- The Boiler Law and Rules may be downloaded from the TDLR website at <http://www.license.state.tx.us/boilers/blr.htm>

Housing and Buildings Exempt from the TX IHB Program (not labeled)

- A house or building that is exempt from the TX IHB program and that is not labeled under the TX IHB program will still need to comply with the following.
 - Licensed personnel and/or contractors in accordance with applicable State laws are required for installation of the following systems:
 - Electrical systems
 - HVAC systems
 - Plumbing systems
 - Texas Boiler Law for water heaters that meet the definition of a boiler as defined in the law
 - TX Accessibility Standards (as applicable)
 - Requirements for fire alarms, sprinkler systems, etc fall under the purview of the Fire Marshal. Contact the Texas Department of Insurance at (512) 305-7900 or (800) 578-4677 or by email at fire.marshall@tdi.state.tx.us for more information.

LINKS for the IHB Program

- TDLR Website: <http://www.license.state.tx.us/index.htm>
- IHB Website: <http://www.license.state.tx.us/ihb/ihb.htm>
 - IHB Law: <http://www.license.state.tx.us/ihb/ihblaw.htm>
 - Definition of Industrialized Housing, § 1202.002
 - Definition of Industrialized Buildings, § 1202.003
 - IHB Rules: <http://www.license.state.tx.us/ihb/ihbrules.htm>
 - Exemptions, Rule § 70.30
 - Certification inspections, Rule § 70.60
 - In-plant inspections, Rule § 70.72
 - Site inspections, Rule § 70.73
 - **Applicable Building Codes** (also see Rule §§ 70.100 and 70.101):
<http://www.license.state.tx.us/ihb/codes.htm>
 - IHB Inspections: <http://www.license.state.tx.us/ihb/040IHB.htm>
 - Lists of Council approved inspectors:
<http://www.license.state.tx.us/ihb/ihblists.htm>
 - FAQs: <http://www.license.state.tx.us/ihb/ihbfaq.htm>

Other Links

- Architectural Barriers Website:
<http://www.license.state.tx.us/ab/ab.htm>
- Boiler Website:
<http://www.license.state.tx.us/boilers/blr.htm>
- Electricians Website:
<http://www.license.state.tx.us/electricians/elec.htm>
- Air Conditioning and Refrigeration Contractors:
<http://www.license.state.tx.us/acr/acr.htm>
- Plumbing Board: <http://www.tsbpe.state.tx.us/>
- State Fire Marshal's Office, TX Department of Insurance: <http://www.tdi.texas.gov/fire/index.html>

Contact Information

- **Industrialized Housing and Buildings**
 - Main number: (512) 539-5735
 - FAX number: (512) 539-5736
 - Email: industrialized.buildings@license.state.tx.us
- **Boiler Program**
 - Phone: (512) 539-5716
 - Email: boilers@license.state.tx.us
- **Architectural Barriers (Technical Information)**
 - Phone: (512) 463-6599 or (800) 803-9202 (Toll free in TX)
 - Email: techinfo@license.state.tx.us
- **Electricians**
 - Phone: (512) 463-6599 or (800) 803-9202
 - Email: CS.Electricians@license.state.tx.us
- **Air Conditioning Contractors**
 - Phone: (512) 463-6599 or (800) 803-9202
 - Email: CS.AirConditioning@license.state.tx.us
- **Plumbing Board**
 - Phone: (512) 936-5200 or (800) 845-6584
 - Email: info@tsbpe.state.tx.us
- **State Fire Marshal's Office, TDI**
 - Phone: (512) 305-7900 or (800) 578-4677
 - Email: fire.marshall@tdi.state.tx.us